



4 Alexander Place
HADDINGTON | EH41 4EZ


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Nestled on a quiet street in sought-after Haddington, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented detached family home. Boasting a wide driveway, an integral garage, a front and a South-West facing rear garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a contemporary dining kitchen with attractive units, generous dining space and French doors to the rear garden and downstairs is completed by a useful utility room and a W.C compartment. Following up a carpeted staircase the upper level enjoys a large master bedroom with built-in mirrored wardrobes and an elegant en-suite shower room, three further well-proportioned double bedrooms and the home is completed by an exquisite main bathroom with bath and separate shower. Externally the fully enclosed South-West facing rear garden is laid to lawn with a paved and decked section ideal for al fresco dining and entertaining.

- Detached family home in sought-after Haddington
- Private South-West rear garden
- Wide driveway and integral garage
- Bright lounge and dining kitchen
- Four double bedrooms and Two bathrooms
- Gas Central Heating and Double Glazed Windows

Council Tax Band: F Energy Rating: B

Factoring fees are payable to Ross and Liddell at approximately £160 per year.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, blinds, washing machine, tumble dryer, integrated appliances, wardrobes in bedroom 2, 3 and 4, media unit in the living room and shelving in bedroom 4 are included in the sale of the property. Sofas maybe included in the sale upon request.

The popular East Lothian market town of Haddington lies approximately 16 miles east of Edinburgh city centre. Haddington offers a good choice of facilities to its residents. The bustling High Street is home to a choice of cafes, shops and boutiques, in addition to the John Gray Centre, a hub of cultural activity and local history. Leisure pursuits on offer include the Aubigny Sport Centre providing swimming and fitness classes, a golf course, tennis courts and a bowling green. There are great opportunities to enjoy local walks along the River Tyne and in the nearby countryside. Slightly further afield, one can visit the Aberlady nature reserve, a choice of sandy beaches on the East Lothian's coastline and the John Muir Country Park. Schooling is well represented from nursery to senior level, with the brand new Letham Mains Primary school only minutes away. Regular bus services operate within the town and to surrounding areas and there is easy access to the A1 road and the Edinburgh city bypass. Railway services can be obtained from nearby Drem, Dunbar or Longniddry.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.